

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION MEETING  
November 2, 2010**

The regular session of the Auburn City Planning Commission was called to order on November 2, 2010 at 6:00 p.m. by Chairman Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Snyder, Worthington, Young, Vitas and Spokely

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Lance E. Lowe, AICP, Associate Planner  
Carie Huff, P.E., Associate Engineer

**I. CALL TO ORDER**

**II. PLEDGE OF ALLIGIENCE**

**III. APPROVAL OF MINUTES**

May 4, 2010

**IV. PUBLIC COMMENT**

Dave Macenroth, Attorney, 134 Almond Street, Auburn, CA – Member of the Executive Board of Auburn Placer Performing Arts Center addressed the Commission.

Since the approval of the Auburn Placer Arts to proceed with the State Theater there has been over 7,000 people come through the facility in the past year.

Mr. Macenroth said the theater has really turned out great with some wonderful shows and they hope that all can attend on occasion. Live shows as well as dramas and musicals will be coming up.

They are in the process of talking to the Auburn United Indian Tribe to encourage them to come and start to use the theater for graduation. They've been using their cafeteria.

Commissioner Worthington asked the formal name of the group. Mr. Macenroth said the formal name is Auburn Placer Performing Arts Center. They market to the greater communities such as Cool, Newcastle, Loomis, Penryn, Rocklin and encourage people from all over the area to attend. They have over 2,000 members that contribute from all over the county.

Commissioner Worthington asked about any connection to the Placer Arts Center. The Auburn Placer Performing Arts Center is coordinating with the Placer Arts Center to bring down the symphony from the high school where they currently have their venues to the State Theater. They want to use the theater for smaller groups that would not accommodate the entire symphony. The game plan is to eventually improve it with the projection to open it up entirely to about 600 capacity seating and have the symphony performing there as well.

The Auburn Symphony has moved their offices from the Auburn Arts Center and moved it down to the State Theater. Information can be found at the Auburn Placer County Arts website which is linked to the City website as well.

## **V. PUBLIC HEARING ITEMS**

- A. USE PERMIT- 944 LINCOLN WAY (FIRST CHURCH OF CHRIST SCIENTISTS) – FILE UP 10-4.** The applicant (First Church of Christ Scientists) is requesting a Use Permit to operate a church and related facilities located at 994 Lincoln Way in the Central Business (C-2) District.

Planner Lowe presented the project. The approximate 2,574 square foot building was the former Fowlers TV & Appliance building, which has been vacant for several months.

The building is served by 8 off street parking spaces in the rear of the building. The parking spaces will be restriped according to Condition No. 4. Based on conditions and the current congregation staff doesn't believe parking will be an issue.

Condition No. 3 states that if parking does become a problem, the Community Development Department may require adjustment to the use or hours of the building thereby reducing and/or alternating the parking demand/use of the availability of parking spaces in the area.

Other existing improvements consist of landscaping along the property frontage and parking lot and a refuse enclosure. The applicant has stated they are going to remove the larger enclosure and install smaller enclosures in context with Condition No. 5 to be approved by the Community Development Department.

Two Conditions of Approval are required by the Public Works Department. Specifically, verify that the sewer line is adequate and require the replacement of the tree damaged sidewalk fronting the property. Considering that the Streetscape Phase II project would replace the sidewalk, the applicant may be reimbursed up to 50% for the sidewalk replacement costs from the Streetscape Phase II project.

Staff recommends approval of the project as conditioned.

Camille Courtney is acting on behalf of First Church of Christ Scientists. According to Ms. Courtney, First Church has been here over 70 years with a congregation of between 30 to 45 members. Services are held on Wednesday and Sunday. The Church also operates a Reading Room which is open 11 a.m. to 3 p.m. Tuesday through Saturday.

Commissioner Snyder asked if the Streetscape Project goes in front of the building and also that the applicant be required to replace the sidewalk even though the Streetscape Project will be replacing the sidewalk as part of the project.

Planner Lowe replied yes, the Streetscape Project does go in front of the building and that the applicant would be required to replace the sidewalk at this time because the Streetscape Project may not start for 6 months.

Carie Huff, Associate Engineer said that there are two components. One is the conversion from overhead to underground utilities as well as the hardscape and landscape improvements. It is unknown at this time which aspects of the Streetscape project will move forward based upon funding constraints. It was the staff's understanding that this project would be implementing their improvements prior to Streetscape construction so that portion of the sidewalk needs to be fixed. Installing improvements now will not match the future streetscape improvements Engineer Huff noted.

Commissioner Spokely asked if the specifications of the streetscape are available now.

Carie Huff replied the applicant would not be required to do any color matching, etc. They would just need to replace the concrete in the sidewalk.

Commissioner Spokely: So the city's cost per the condition is 50% of the cost of replacement even though it has to be torn out and redone for the Streetscape?

Engineer Huff explained that yes that is correct because we don't know the timing of the Streetscape construction.

Commissioner Snyder asked if nothing was done about the sidewalk at this time, is it dangerous for people walking? Could asphalt be installed temporarily at this time?

Engineer Huff replied that it was dangerous and that asphalt could be used, but that typically concrete was used. Engineer Huff noted that asphalt has been used for a couple of patches in front of Big O Tire and the City has replaced them recently with concrete.

Chairman Spokely asked about what would be the least expensive way for the applicant to repair the sidewalk? His concern was the 50% cost of the concrete replacement when it would be torn out anyway for streetscape. The intended use would bring more patron traffic into the church so it doesn't seem unreasonable to ask that they repair the sidewalk for their visitors coming in.

Chairman Spokely noted he doesn't have a issue whether it's asphalt or concrete but thinks it needs to be improved and he's not sure that we should put the city in the position to reimburse 50% of the repair.

Commissioner Snyder suggested we find the least cost to fix it temporarily and then not reimburse them at all. He is concerned about two things. The biggest one is people see concrete work going in, see the church is paying for it and then the City rips it out six months later.

Commissioner Worthington asked about the timeline for the streetscape construction being six months out.

Engineer Huff answered that with the cost estimates submitted they may not be able to do the entire improvements. The City may do the undergrounding so they would not be replacing the sidewalk in the immediate future.

Commissioner Worthington said if that's the case she would vote for concrete over asphalt, considering that we don't have a definite streetscape schedule yet.

Commissioner Worthington spoke on granting the 8 space parking space allowance. She commented that the staff report says there is a 52 car parking lot. She asked if it was city owned.

Planner Lowe said it was city owned. Based on the size of the current congregation; considering the use will not occur simultaneously, it meets the current parking standards. Depending on how large the congregation grows over a period of time, if parking becomes an issue Conditions of Approval No. 3 allows the Community Development Department to require adjustments in the use or hours of the building.

Commissioner Worthington asked who would check on the growth of the membership?

Planner Lowe noted that the telltale sign will be limited parking in and around the proposed site with an investigation as to the parking issue.

Commissioner Snyder noted that if parking is a problem, then further investigation would have to occur.

Commissioner Worthington noted that the City's parking report indicated that public and private parking agreements would be needed as a way to fulfill the parking demands in the future. Commissioner Worthington commented that she would like to see those agreements pursued sooner rather than later.

Commissioner Young questioned the exterior of the building and what changes, if any, are proposed.

Planner Lowe replied that no exterior changes to the building is proposed.

Commissioner Spokely asked about Condition No. 3 and how that would be applied in the future?

Planner Lowe noted that the church has been in Auburn for several years and has a congregation of 30-45 members. Moving to the location at 944 Lincoln Way would consolidate their current church facilities that are in different locations. Although growth is anticipated to occur, conditions of approval limit the number of members.

Commissioner Spokely asked if the church was non-profit and would therefore be tax exempt,

Planner Lowe replied that the church was a non-profit and that was his understanding.

Camille Courtney addressed the commission and discussed the number of church members and their hours of operation.

Camille Courtney noted that they do have a good relation with Big O tires and they have indicated that the church could use their parking lot when they are closed on Sundays.

Ms. Courtney noted that due to the timing of the streetscape project which is anticipated to install new improvements along the property frontage, she would like to install improvements which are less permanent, such as asphalt, than be required to install new concrete that may be torn up in a few months.

Commissioner Snyder asked about the frontage improvements and timing of the streetscape.

Engineer Huff discussed the anticipated timing of the streetscape Phase II project.

Commission Snyder asked the applicant if they were agreeable to an asphalt patch without reimbursement?

Ms. Courtney replied that they would be agreeable.

Commissioner Worthington disagreed with an asphalt patch because of the lack of specific timing for the streetscape improvements. For consistency, Commissioner Worthington would like to see concrete installed.

Chairman Spokely noted that he agrees with Commissioner Worthington and would like to see more than asphalt installed along Lincoln Way.

Commissioner Spokely opened the public hearing.

Chairman Spokely closed the public hearing with no persons wishing to address the Commission.

Chairman Spokely noted that he would like to see concrete installed with a 50% reimbursement.

Commissioner Snyder is concerned about installing concrete and then ripping it up a few months after its installation.

Chairman Spokely wanted clarification of the proposed amended condition. Commissioner Snyder replied there would be two options: 1) Installation of asphalt with no reimbursement or 2) Installation of Concrete with a 50% reimbursement.

Chairman Spokely asked if staff can work on modifying the conditions of approval to reflect this option.

Planner Lowe replied that minor modification to the existing condition of approval would reflect this motion.

Chairman Spokely noted that the issue is the timing of the streetscape improvements, which is unknown. The frontage improvements could occur in a few months or a year.

Commissioner Snyder noted that he is comfortable with asphalt being installed until the streetscape improvements are completed. Commissioner Snyder continued that it makes little sense to install concrete and reimburse the applicant 50% and then rip it up a few months later. The City should save that money for streetscape improvements.

Commissioner Worthington said she is not comfortable with installing asphalt because of the lack of timing for the streetscape improvements.

Commissioner Snyder **MOVED** to Approve Use Permit 10-4 to operate the First Church of Christ Scientist Church at 944 Lincoln Way, as modified below:

The applicant shall remove and replace damaged sidewalk ***with concrete or asphalt*** to the satisfaction of the Public Works Department. If and when the Streetscape Phase 2 Project is completed, the applicant shall be eligible to be reimbursed up to 50% of the cost for the replacement sidewalk, ***if concrete is installed. If asphalt is installed, no reimbursement shall apply.*** Appropriate documentation shall be submitted to the City of Auburn Public Works Department at the time of construction.

Commissioner Vitas **SECONDED** the motion.

AYES: Snyder, Young, Vitas & Spokely  
NOES: Worthington  
ABSTAIN: None  
ABSENT: None

The motion was **APPROVED**

## **VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A.** City Council Meetings  
None
- B.** Future Planning Commission Meetings  
Planner Lowe informed the Commission that the Baltimore Ravine Specific Plan EIR will be presented to the Planning Commission on September 21, 2010 and November 16, 2010
- C.** Reports  
Traffic Commission member Young noted that the Streetscape Phase I is 98 percent complete.

## **VII. PLANNING COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

**VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS**

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

**IX. ADJOURNMENT**

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Lance E. Lowe